

Instructions for Completing the Excel Version of the Application Form for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 Funds

TO BEGIN FILLING OUT THE APPLICATION, SELECT THE WORKSHEET TAB NAMED "APPLICATION" (Shown on the bottom-left of your screen, and to the right of the tab identified "INSTRUCTIONS")

- 1) When filling out this form, **view it at 100% or higher**. If viewing the document at less than 100% it will cut off some instructions. **If page breaks do not match the Application Form in the regulations**, beginning on page 30, adjust the top and bottom margins until they do. **To adjust your top and bottom margins** select "File", "Page Setup" and select the tab "Margins." Adjust the "top" and "bottom" margins (e.g., you may want to try one of these settings first: "top = 0.38" and "bottom = 0.4" or "top 0.58" and "bottom 0.52, etc.).
- 2) **To view page breaks**, on the toolbar select "Tools" then "Options", select the Tab named "View" and under "Window Options" select "Page Breaks"; OR select "View" and then "Page Break Preview".
- 3) **To enter text in a narrative box, you must first press "Enter"** when exiting the preceding field. This will allow you to point and click in the text box. Use this same technique when selecting an option button/box. With the exception of narrative boxes and option buttons, the tab key moves the cursor to the next space that will accept information.
- 4) Throughout this application "pop-up boxes" will appear giving special instructions. If any of these boxes are in the way, just "left-click" in the box and drag it to another location on your sheet.
- 5) The narrative box parameters are not what they seem. **The boxes allow as many as two to six lines of text beyond what you see on your screen**. To view the text that will appear in the narrative boxes, click out of the narrative box. **To verify what will show**, activate Print Preview by selecting the magnifying glass icon shown on the toolbar OR select "File" and then select "Print Preview".
- 6) **If you wish to indent the first line of a new paragraph in a Narrative Box**, hold down the Ctrl + Tab key. Pressing the tab key alone moves the cursor to another field.
- 7) Anywhere there is a **red ">"** indicates where information can be typed. Anywhere there is a **black ">"** is a place where Excel has a built-in formula and will automatically calculate. (Note, if it is not calculating, information has not been entered into the correct fields.)
- 8) **In most cases where calculations are automatically done by the spreadsheet, numbers will be rounded to the nearest whole number automatically** Examples of some exceptions are:

Page 12 #10. SF of Parking / 1 SF of Building allows two decimal places
Page 23 #2 B. Co. Locality Adjustment Factor allows two decimal places
Page 23 #4 B. Inflation Factor allows 3 decimal places
Page 24 #11 B. Inflation Factor allows 3 decimal places

In most fields where the user enters numbers manually, the form will not accept decimals. Entering a decimal in these cases will result in an error message.

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- 9) The Office of Library Construction and the California State Library are not responsible for inaccuracies that may result from using this template form. Please confirm the accuracy of all calculations and information entered before submitting the Application Form.
- 10) General Application Form instructions appear on Page 1 of the Application Form.

TO BEGIN FILLING OUT THE APPLICATION, SELECT THE WORKSHEET TAB NAMED "APPLICATION" (Shown on the bottom-left of your screen, and to the right of the tab identified "INSTRUCTIONS")

APPLICATION FORM

CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

APPLICATION FORM INSTRUCTIONS:

- ☒ Limit comments throughout the entire form to the space provided unless otherwise stated.
- ☒ Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
- ☒ Attachments shall not be accepted unless required by regulation or called for in the application form.
- ☒ Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

PROJECT IDENTIFICATION

1. Official Name of Project: > Temecula Public Library
2. Type of Applicant Jurisdiction: > (Check one only)

City: <input checked="" type="radio"/>	County: <input type="radio"/>	City/County: <input type="radio"/>	District: <input type="radio"/>
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3. Grant Applicant Name: > City of Temecula
Legal name of jurisdiction that will own building
(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)
4. Authorized Official of the Applicant Jurisdiction: > Jeffrey E. Stone
Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application
Title: > Mayor Phone: > (909) 506-5100
E-mail: > jstone@citycouncil.org
Address: > City of Temecula, 43200 Business Park Drive, P.O. Box 9033
Temecula, CA 92589-9033
5. Project Coordinator: > Phyllis Ruse
Name of individual who will have administrative control over the project for the applicant local jurisdiction
Title: > Deputy Director of Community Services Phone: > (909) 694-6480
E-mail: > rusep@cityoftemecula.org
Address: > City of Temecula, 43200 Business Park Drive, P.O. Box 9033
Temecula, CA 92589-9033

6. Alternate Project Contact Person: > Aaron Adams

If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.

Title: > Senior Management Analyst Phone: > (909) 506-5100

E-mail: > adamsa@cityoftemecula.org

Address: > City of Temecula, 43200 Business Park Drive, P.O. Box 9033
Temecula, CA 92589-9033

7. Head of Planning Department: > Debbie Ubnoske

(For the applicant jurisdiction, if applicable. Special Districts are exempt.)

Title: > Director of Planning Phone: > (909) 694-6400

E-mail: > Ubnoskeds@cityoftemecula.org

Address: > City of Temecula, 43200 Business Park Drive, P.O. Box 9033
Temecula, CA 92589-9033

8. Head of Public Works or General Services Department: > Willilam Hughes

If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.

Title: > Director of Public Works Phone: > (909) 694-6411

E-mail: > hughesb@cityoftemecula.org

Address: > City of Temecula, 43200 Business Park Drive, P.O. Box 9033
Temecula, CA 92589-9033

9. Operating Library Jurisdiction: > Riverside County Library System

Legal name of library that will operate the public library.

10. Library Director Name: > Gary Christmas

Public library director for the library jurisdiction that will operate the public library.

Title: > County Librarian Phone: > (909) 955-1111

E-mail: > gchristm@co.riverside.ca.us

Address: > Riverside County Library System, 4080 Lemon Street, 12th Floor
Riverside, CA 92501-3651

11. Alternate Library Contact Person: > Mark Smith

If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.

Title: > Deputy Administration Phone: > (909) 369-3003 ext. 27

E-mail: > marks@lssi.com

Address: > Riverside County Libray System, 3392-A Durahart Street
Riverside, CA 92507

12. Library Building Program Consultant: > Beverley Simmons

(If applicable)

Title: > Library Consultant Phone: > (805) 659-2528

E-mail: > simmons415@aol.com

Address: > 133 North Linden Drive
Ventura, CA 93004-1234

13. Technology Planning Consultant > Ron Zawadzki

(If applicable)

Title: > Consultant Phone: > (949) 221-0432
E-mail: > rzawadzki@konsortum1.com
Address: > Konsortum 1, 17891 Sky Park Circle #B
Irvine, CA 92614

14. Project Architect: > James Wirick License # > C15598

Providing construction budget estimate and/or conceptual plans.

Title: > Principal Phone: > (949) 261-1001
E-mail: > jwirick@lapinc.com
Address: > LPA, 17848 Sky Park Circle
Irvine, CA 92614

15. Project Manager: > Amer Attar

(If applicable)

Title: > Senior Engineer Phone: > (909) 694-6411
E-mail: > attara@cityoftemecula.org
Address: > City of Temecula, 43200 Business Park Drive, P.O. Box 9033
Temecula, CA 92589-9033

16. Construction Manager: >

(If applicable)

Title: > Phone: >
E-mail: >
Address: >

17. Construction Cost Estimator: > John E. Mauk

(If applicable)

Title: > Estimating Manager Phone: > (949) 476-2094
E-mail: > jmauk@ocmi.com
Address: > O'Connor Construction, 19600 Fairchild #300
Irvine, CA 92612

18. Hazardous Materials Consultant: > N/A

(If applicable)

Title: > Phone: >
E-mail: >
Address: >

19. Project Interior Designer: > Chris Lentz

(If applicable)

Title: > Associate Phone: > (949) 261-1001
E-mail: > clentz@lpainc.com
Address: > LPA, 17848 Sky Park Circle
Irvine, CA 92614

TYPE OF PROJECT

New Public Library Building

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library

Gross Total Project Square Footage

> _____ 34,000 SF

> _____ 0 SF

> _____ SF

(Include both new & remodeled square footage.)

Gross Square Footage

Remodeling: > _____ 0 SF

Expansion: > _____ 0 SF

Priority:

☐ First Priority "Joint Use"

☐ Co-Location Joint Use

☒ Joint Venture Joint Use

☒ Computer Center

☐ Shared Electronic/Telecommunications

☐ Family Literacy Center

☐ Subject Specialty Center

☒ Homework Center

☐ Career Center

☐ Other similar collaborative library services with direct benefit to K-12 students

Specify: > _____

☐ Second Priority "All Others"

Existing Public Library Building

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

Gross Total Project Square Footage

> _____ 0 SF

> _____ SF

(Include both new & remodeled square footage.)

Gross Square Footage

Remodeling: > _____ 0 SF

Expansion: > _____ 0 SF

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps)

Name of Public School: > _____

☐ Second Priority "All Others"

Field Act Applicability (Joint use projects only)

6. Is the project subject to the Field Act?

>

YES ☐ NO ☒

Multipurpose Buildings *(Multipurpose Building Projects Only)*

Is the project a Multipurpose Building?

>

YES ☐

NO ☒

(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)

Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
1. Dedicated to Public Library Use <i>(Including Public Library / School Library Use, if Joint Use Project)</i>	> _____ SF	<u>0</u> <i>Line 1 SF divided by (Line 1 SF + Line 3 SF)</i>
2. Dedicated to "Other" Uses	<u>SQ FT</u>	
A. Specify > _____	_____ SF	
B. Specify > _____	_____ SF	
C. Specify > _____	_____ SF	
D. Specify > _____	_____ SF	
E. Specify > _____	_____ SF	
F. Specify > _____	_____ SF	
G. Specify > _____	_____ SF	
H. Specify > _____	_____ SF	
3. Subtotal: Dedicated to "Other" Uses	> <u>0</u> SF <i>Add Lines 2A SF thru 2H SF</i>	<u>0</u> <i>Line 3 SF divided by (Line 1 SF + Line 3 SF)</i>
4. Common Areas ¹		
5. Subtotal: Total of Common Areas ¹	> _____ SF <i>Must equal Line 6 SF + Line 7 SF</i>	
	<u>SQ FT</u>	
6. Public Library Pro Rata Share of Common Areas ¹	> <u>0</u> SF <i>Line 5 SF x % in Line 1</i>	
7. "Other" Uses Pro Rata Share of Common Areas ¹	> <u>0</u> SF <i>Line 5 SF x % in Line 3</i>	
8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE	> <u>0</u> SF <i>Add Lines 1SF, 3 SF, & 5 SF</i>	
9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE	> <u>0</u> SF <i>Line 1 SF + Line 6 SF</i>	

¹ "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

PROJECT PLANNING INFORMATION

Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

All Projects:

1. *Public library project's service area 1980 population:* > 1,783
2. *Source:* > California Department of Finance
3. *Population Percentage Change from 1980 to 2000:* > 3137%
4. *Public library project's service area 2000 population:* > 57,716
5. *Source:* > U.S. Census Bureau, Census 2000
6. *Population Percentage Change from 2000 to 2020:* > 43%
7. *Public library project's service area 2020 population:* > 82,536
8. *Source:* > Southern California Association of Governments (SCAG)

Joint Use Projects (Both Co-location & Joint Venture Projects):

9. *Project's public school attendance area(s) 1980 student population:* > 500
10. *Source:* > Temecula Valley Unified School District
11. *Population Percentage Change from 1980 to 2000:* > 3700%
12. *Project's public school attendance area(s) 2000 student population:* > 19,000
13. *Source:* > Temecula Valley Unified School District
14. *Population Percentage Change from 2000 to 2020:* > 100%
15. *Project's public school attendance area(s) 2020 student population:* > 38,000
16. *Source:* > Temecula Valley Unified School District

Existing Library Facility Square Footage

Existing Public Library:

1. The current gross square footage of the existing public library(s) being replaced is:

> _____ 0 SF
If no existing public library facility, enter "0."

Existing School Library: (Co-located Projects Only)

2. The current gross square footage of the existing school library(s) being replaced is:

> _____ 0 SF
If no existing school library facility, enter "0."

Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

The proposed Temecula Public Library is an essential part of the County Library's plan to provide library services in a rapidly growing area. Riverside County has adopted the County of Riverside Comprehensive Mitigation Fee Review ("Report"), which presents the rationale for the construction of new libraries based on population growth, identifies locations for the new facilities, and describes the purpose and use of a library mitigation fee assessed on all new residential development within the County. The facilities list, which is part of the Report, identifies the locations where buildings and collections need to be expanded, constructed or purchased to meet increase library demand.

A 16,000 square foot County branch library located just within Temecula's northern-most boundary is the busiest library in the County system, handling the reference support function for the entire region. An additional 69,200 square feet of library facilities is distributed throughout the Western Riverside County region. However, these other facilities are at some distance from Temecula, making it difficult for many Temecula library patrons to access needed library services. The proposed Temecula Public Library will not replace but rather augment the services provided by the smaller branch, and together, the two facilities will greatly advance the County's goal of providing outstanding facilities and services in this region. The County branch provides approximately .2 square feet of library space per capita based on current City population, not to mention the greater County population demands. The new facility will meet the City's goal of .5 square feet of library space per capita and greatly enhance the County's per capita service, as well.

Riverside County is one of the fastest growing counties in the State of California and in 2001, the City of Temecula was the second fastest growing city in the state. These growth patterns are predicted to continue well into the 21st century. The Report forecasts the need for an additional 75,000 square feet of library facilities to meet the needs of the future residents who will be moving to the area. The new Temecula Public Library is the linchpin to the County's plan for meeting the additional demand for library facilities and services within the region.

After incorporation, the City conducted a Development Impact Fee (DIF) study and adopted a new library mitigation fee. The new fee is designed to mitigate the impact of City residential growth and development on library facilities and services. The fee is set at a level that maintains current levels of service, with an annual inflation factor to help ensure that the fees do not fall below the cost of providing appropriate library facilities and services. The funds collected by the City for DIF Library Facilities are currently budgeted as part of the City's matching funds toward the State Bond Grant for construction of the Temecula Public Library.

The proposed Temecula Public Library will integrate advanced technologies in keeping with the City's commitment to become and remain a technology hub within southern California. The new facility will be equipped with a T-3 line for high speed Internet access, prepared for secured video conferencing, and equipped for wireless computer operation throughout the building. Voice and data will be converged using an IP network environment. The T-3 line will also provide web-casting opportunities for remote learning in the facility. The City values community partnerships and will pursue innovative ways to implement state-of-the-art instructional and research methods to enhance the lives of our residents and businesses. As our population continues its unprecedented growth, the City is committed to meeting the informational, educational and technological needs of our residents now and into the future.

Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

1. When was the existing public library building(s) that will be replaced or improved built? > N/A Year
If no existing public library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built? > N/A Year
If no existing school library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

3. When was the most recent structural¹ renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project?

> N/A Year
If no existing public library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural¹ renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project?

> N/A Year
If no existing school library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

¹ Pertaining to the load bearing elements of the building

SITE INFORMATION

Ownership and Availability

Site

1. Is the library site currently owned by the applicant?

Yes ☒ No ☐

2. Will the library site be owned by the applicant?

Yes ☒ No ☐

3. Will the library site be leased by the applicant?

Yes ☐ No ☒

4. If the library site will be leased, provide the name of the owner: > N/A

5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?

[See Education Code section 19995(c)]

Yes ☐ No ☒

6. Is the site currently dedicated to the operation of a public library?

Yes ☐ No ☒

Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant?

Yes ☐ No ☐

8. Will the building be owned by the applicant?

Yes ☐ No ☐

Title Considerations

Site

9. Are there any exceptions to marketable record title?

Yes ☒ No ☐

Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title?

Yes ☐ No ☐

Appraisal

(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)

Site

11. What is the appraised value of the library site?
(or library portion of site, if multipurpose project)

> \$ 575,000

12. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☒ No ☐

Building *(For Conversion Projects Only)*

13. What is the appraised value of the building?
(or library portion of site, if multipurpose project)

> \$

14. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

Site Use Potential

Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The site for the proposed Temecula Public Library is ideally located in the geographical center of the City/Library Service Area. It is also centrally located within the educational and recreational "heart" of the City, near several schools, the Rancho California Sports Park and the Community Recreation Center, which also houses the City's Teen Center. A comprehensive school complex including Temecula Valley High School, Rancho Vista High School and the Temecula Valley Unified School District administrative office are all within a one-mile radius with easy, safe walking access.

The Library's proposed location provides easy vehicular and bicycle access to the site from anywhere within the City. Motorized vehicle and bicycle parking in excess of Building Code requirements is provided on site and within 500 feet of the library entrance. Pauba Road, which fronts the library site, will be widened to its ultimate width of four lanes, including a dedicated left turn lane, prior to library construction to enhance library access. The library design takes advantage of its linear site, by incorporating an historical Timeline Promenade through the center of the parking lot. The Timeline tells the rich history of the Temecula Valley and follows the school district's curriculum. A school bus drop off and parking area at the far end of the parking lot invites students, teachers and other patrons to engage in a learning experience prior to actually entering the library.

Access for disabled library users will be provided by disabled parking spaces at the entrance. Disabled patrons may also access the entrance from additional disabled parking spaces in the main parking area along the Timeline Promenade, which provides a safe path of travel. Curb cuts in the sidewalk on either side of the parking lot driveway provide appropriate disabled and non-disabled pedestrian access. Dial-a-Ride services through Riverside Transit Agency provide additional access to the library for disabled persons and senior citizens.

Public Transit Access



Number of public transit stops located within 1/4 mile of site: > 0

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

The Riverside Transit Agency (RTA) service area spans 2,500 square miles, making it the second largest service area of any transit company in the United States. RTA provides the only public transit services available in Temecula and the surrounding area. Although the City and County are actively seeking to draw high speed rail or other forms of mass transit into the area, it simply does not exist at this time. This makes the three bus routes serving the City of Temecula and the library service area all the more critical in our community. Bus service is supplemented and enhanced for senior citizens and disabled persons through the Dial-a-Ride program, also provided by RTA.

The three existing bus routes currently converge at County Center Drive, where the Riverside County Library Temecula Branch is located, providing opportunities for transfers to other lines. This allows public transit users from all over the City of Temecula and the library service area to access the existing County branch library.

RTA is aware of the City's plans to build the new Temecula Public Library on Pauba Road and has confirmed its commitment to add and/or re-route bus routes to provide service to the site prior to the Library opening. The added or reconfigured route will still be accessible from each of the other routes through transfers. The new stop will be on the street adjacent to the library driveway. The supporting documents for this application contain a letter from the RTA confirming its commitment to provide bus services to the site.

The public transit map provided as a supporting document for this application depicts the existing three routes currently serving the City of Temecula. The map also shows the school sites that are served by the bus routes, providing public transit to the Library for students.

In addition, as a part of the Cooperative Joint Use Agreement, the School District will bus students to the site for field trips, programs, and special events.

Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

The proposed Temecula Public Library sits atop a slope overlooking the Rancho California Sports Park and the Community Recreation Center, a 26,000 square foot facility that houses, among other activities, the City's Teen Center. The site is within a one-mile radius of three public schools, a private K-12 school, and the Temecula Valley Unified School District Administrative Office, all within easy and safe walking distance. In addition, the library site is within a two-mile radius of six additional public schools and within a three-mile radius of seven public schools.

The site is surrounded by residential development. Situated mid-block between two major traffic intersections, the site has sidewalk from both directions, providing pedestrian access. The City of Temecula has recently adopted a Multi-Use Trails and Bikeway Master Plan, which provides for Class II Bike Lanes on most major streets. Specifically, the three streets closest to the site, Margarita Road, Ynez Road and Rancho Vista Road are currently striped and signed as Class II Bike Lanes, providing bicycle access to the library site. In addition, Pauba Road, adjacent to the Library site, is programmed for Class II Bike Lanes, and will be included as part of the Pauba Road street improvements to be completed in conjunction with the library project.

The City's Development Code Section 17.24 requires one bicycle space for every 20 vehicle parking spaces. The proposed library plan exceeds this requirement by more than two and one-half times through the provision of 18 bicycle parking spaces. The additional bike racks are included because of the close proximity of the library to so many schools and residential homes. The bike racks will be located in the plaza area near the front door of the library.

Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

The library site is surrounded by major streets, providing vehicular access to the site from all areas within the City: Ynez Road to the west is a 134-foot, 6 lane urban arterial; Margarita Road to the east is a 110-foot, 4 lane arterial; and Rancho Vista Road to the north is an 88-foot major collector street.

Pauba Road is a major connector street. It will be widened to its ultimate width of 64 feet, with 4 lanes and a dedicated left turn lane at the Library parking lot entrance. The road improvement project is funded in the City's Capital Improvement Program. If the library is not built, the road improvements are unnecessary. However, the library will create additional traffic and the City is committed to completion of the road improvements prior to the library opening to accommodate the additional trips generated.

The driveway will act as one curb cut for vehicular access into the parking lot. Two additional curb cuts from the right-of-way provide off-site pedestrian access to the site. On-site, one curb cut allows pedestrian access onto the Timeline Promenade in front of the Library, and a final curb cut provides access away from the Timeline and into the library.

School bus parking is accommodated on-site at a dedicated bus parking arc. This allows safe disembarking for children onto the historic Timeline Promenade (learning begins before entering the library), or during inclement weather, children may disembark at the front door and the bus will continue to the bus parking location. Public bus service, with a stop adjacent to the library driveway, will provide additional public vehicular access to the facility.

Temecula is situated along either side of Interstate 15, with an Interstate 215 intersection two miles north of the City boundary. Highway 79 bounds the City to the north and south. The highway and surface street system allows easy access to the library site from within the City, as well as from other Riverside County locations.

Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

	<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. >	Pauba Road east of Ynez Road	4	11,218	08/20/02
2. >	Pauba Road west of Margarita Road	2	7,878	08/20/02
3. >	Margarita Road south of Rancho Vista Road	1	17,540	08/20/02
4. >	Ynez Road south of Rancho California Road	5	29,068	08/20/02

Library Automobile Parking

1. Number of library parking spaces available off street, on library site..... > 135 spaces
2. Number of library parking spaces available off street, off library site..... > 0 spaces
(within 500 feet of front door)
3. Number of parking spaces available on street..... > 0 spaces
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking..... > 135 spaces

Zoning Requirements

5. Number of on-site library parking spaces required by local zoning..... > 113 spaces
6. Was a zoning variance or waiver obtained for the project for parking?..... > Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced?..... > _____ spaces
8. Provide number of square feet per parking space as required by local zoning..... > 220 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations..... > _____ SF

Automobile Parking to Building Square Footage Ratio

10. Calculate:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{45,897 \text{ SF}}{34,000 \text{ SF}} = 1.35 \text{ SF of Parking / 1 SF of Building}$$

Example:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.50 \text{ SF of Parking / 1 SF of Building}$$

Library Bicycle Parking

11. Total Number of Spaces Available for on-site Library Bicycle Parking..... > 18 spaces

Parking Rationale

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

Parking for library patrons is provided on the site to the immediate west of the building entrance. All on-site parking is within 500 feet of the library entrance. The local zoning ordinance for public buildings requires 1 parking space per 300 square feet. With 135 parking spaces, the library design exceeds this requirement by 22 spaces. The rationale for the additional parking is based on the lack of on-street parking along Pauba Road or other parking opportunities within 500 feet of the facility. Additional overflow parking is available at the fire station to the immediate east of the library and at the Rancho California Sports Park to the north of the library. Since ample parking for normal library services is provided on the site, the overflow parking will only be necessary in the event of a large public gathering at the library. In the event the City chose to expand the building, the additional 22 parking spaces would accommodate the additional improvements.

Parking was a critical consideration in the design process. As in many other southern California communities, Temecula has a large population of residents who use their cars daily to commute to jobs, shopping, schools, and recreational activities. Providing more than adequate on-site parking was a major goal for the design committee.

Using the long linear configuration of the site, the design turns what could have been a constraint into a unique opportunity to create an inviting Timeline Promenade where visitors stroll through decorative arbors and flowering trees. The Timeline Promenade tells the long and rich heritage of the community, following the school district's curriculum for local history. Parking is distributed along the Promenade Timeline, enticing patrons to follow the many interesting exhibits that tell the story of our past and lead them into our future which lies ahead in the library. As school children and other patrons journey along this path, their imaginations will already be sparked prior to entering the library, where exploration and discovery will continue.

School buses are accommodated in the on-site parking. The buses will park at the bus parking arc while disembarking children onto the historic Timeline Promenade or, during inclement weather, children may disembark at the front door and the bus may continue to the bus parking location.

A public transit bus stop will accommodate Riverside Transit Agency (RTA) buses on Pauba Road at the library driveway. RTA has confirmed that a bus stop will be installed and operational at the library in conjunction with its opening.

Situated between two major intersections, the site has sidewalks from all directions, providing pedestrian pathways from adjacent streets. Bicycle parking is accommodated in the plaza area in front of the library entrance. The City's Development Code requires one bicycle space for every 20-vehicle parking spaces, which equates to 7 bicycle parking spaces. The proposed library plan provides for 18 bike racks, exceeding the requirement by more than two and one-half times. The additional bicycle parking spaces are provided due to the close proximity of the library to so many schools and residential homes.

Visibility

Describe how visible and prominent the public library building will be within the library service area.

The selected site provides a distinct opportunity for the Temecula Public Library to become a focal point within the community. Set on a hillside overlooking the Rancho California Sports Park (RCSP) and the Community Recreation Center (CRC), the library takes advantage of one of the finest vistas within the City; commanding a dominant visual presence from the valley below. Construction of the CRC, including teen center, amphitheater, gymnasium, pool and multi-purpose rooms, was a major rallying point for City incorporation; everyone in Temecula knows where these community amenities are located. The sports fields and skate park within the RCSP accommodate all sports leagues. Sitting atop the slope overlooking these facilities, the library completes a vital public facility synergy and is the perfect site for the Temecula Public Library. Virtually everyone comes to the RCSP/CRC to enjoy the hundreds of special events and activities offered each year. It is the main gathering place in the City for cultural, recreational and athletic events.

With development to the south and the widening of the road to accommodate increased traffic, Pauba Road will become an even greater east-west axis throughout Temecula and act as a conduit to bring people to the Library site. Sitting atop a plateau, the Library will create striking views for approaching visitors. Placing the library at the peak of Pauba Road, guarantees its visual prominence; locating it within the RCSP/CRC complex, assures its community access.

Community Context & Planning

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

The library will be located in the geographical center of the City of Temecula. Adjacent to the library site, the Rancho California Sports Park is the most heavily used park in the City's large park system. Hosting a variety of sports and major special events, such as the 4th of July celebration and fireworks display, the park is known to everyone and is already the central gathering place for the community. As a component to the sports park, the 26,000 square foot Community Recreation Center (CRC) is home to the City's teen center, swimming pool complex, indoor gymnasium, amphitheatre, and community meeting rooms. Already familiar with the area, people will naturally gravitate to the new library location on their way to activities at the CRC, sports park, or when shopping throughout the City.

Across Margarita Road, the Temecula Valley High School, Rancho Vista Continuation High School and Temecula Valley Unified School District office will draw students and staff to the library. Two additional public elementary schools, five private schools and a neighborhood shopping center are within one mile of the site. The Riverside Transit Agency provides public transit in the City through three bus routes and the Dial-a-Ride program. RTA has confirmed its commitment to service a new bus stop adjacent to the Library upon its opening. As shown on the bus route map, bus service accomodates most district schools, shopping and business centers. Class II bike lanes on major roads and neighborhood collector streets present an alternate method of transportation to the site for bicyclists.

Older, established residential areas are to the north, east and west of the site. Residential development continues to the immediate south of the site, as well as other parts of the City. The site's location near homes, schools, shopping and good access roads makes it readily accessible to residents and students. With conintued growth, the Library will act as a beacon, establishing and solidifying a sense of community identity. The library will become one of the major neighborhood gathering places where people meet and interact, providing many opportunities for people to come together to gain knowledge, solve community problems, and share visions for the future.

Site Selection Process

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

The site selection process involved the community, the City Council, City staff, and the Library Design Committee. Nine sites were studied as potential locations; they varied in size, cost and location within the Temecula area. The principal selection requirements balanced the need to create a more central, convenient location for as many residents as possible, with adding the least amount of financial burden on the City's finances.

Each site was photographed, documented, and studied schematically with rough building and parking placement. The sites were presented to the Library Design Committee, the Community Services Commission, and to the City Council.

The nine sites were reduced to three after much analysis and discussion. The decision to eliminate certain sites was based primarily on cost, anticipated site development problems, and lack of visual prominence within the community.

The early favorite soon became the selected site on Pauba Road. It is centrally located near several public and private schools, as well as the Temecula Valley Unified School District Administrative Office. Adjacent to the Rancho California Sports Park and the Community Recreation Center where most of the recreational activities within the City take place, it is also in the heart of both existing and planned housing developments and within one-half mile of a neighborhood shopping center.

The site is striking; it incorporates a magnificent hillside location and the direct northern vista across the valley is, without a doubt, one of the finest in the City. There is easy access to the site from anywhere in town or from outside the community via an extensive highway system.

Finally, the City was already in possession of the property. The funds saved on purchase of a new site can rather be programmed into the building, collections and services the Library will offer to the residents. These three factors led to community support for and a unanimous and enthusiastic selection by the City Council of the Pauba Road property for the new Temecula Public Library.

Site Selection Summary

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

The proposed library site was selected after much analysis and discussion with the Library Design Committee, comprised of community members, Council Members, a Community Services Commissioner, County representatives, School District staff, Library staff, and City staff. The site was unanimously accepted by the community and the City Council at a public meeting. The site was selected because of its central location within the City, its proximity to schools, residential neighborhoods and recreational facilities, easy access from major streets and intersections, adequate parcel size, and striking views. Because the City owned the property, funds that otherwise would have been used for purchase of another site could be programmed into the development of the selected site.

The dramatic nature of the selected site for the Temecula Public Library provided many design challenges and opportunities. The opportunities came in the form of a dramatic, linear site with a direct and prominent northern exposure, a centralized location and an extremely visible hillside location with views to and from the entire Temecula Valley. The challenges came in the form of topography, infrastructure, and the narrow width of the site. All of these challenges resulted in a better and stronger design solution and the creation of a striking design statement.

To mitigate the steepness of the hillside, the facility was integrated into the topography as much as possible. This created many design opportunities and also enabled the facility to become part of the hillside rather than an object sitting atop it. The concept of a building which grows from the hillside became the defining goal of the project. This was achieved through a limited amount of grading to preserve the natural nature of the hillside and to reduce construction cost. The site itself was then lowered to gain level access from Pauba Road, while eliminating the need for many costly retaining walls. The minimal retaining walls that remained were clad in indigenous stacked granite to appear as natural as possible, further minimizing the impact of the building on the hillside. The result is a building that appears stable and comfortable as it rests within the hillside. Eliminating the need for expensive hillside grading and lengthy retaining walls also helped reduce the cost of the project.

An initial concern about the width of Pauba Road and vehicular access to the site was mitigated through an agreement to widen Pauba Road and add a left turn lane onto the site. Not only will this alleviate potential traffic problems, but it will also serve to increase the use of Pauba Road, creating a stronger east to west arterial and providing the library with even greater visibility.

The building itself optimizes north views and light by stretching along the east west axis. An enclosed reading porch and staff work areas all will front the dramatic north face of the building.

The library is situated adjacent to Fire Station No. 84, which serves as the City's Emergency Operations Center (EOC) in case of a disaster or other emergency. The Community Recreation Center at the base of the Library's slope is the City's secondary EOC facility. In the even of an EOC occurrence, the Library, with its large meeting spaces and state-of-the-art technology resources, will be a great asset to the EOC activities.

The narrow nature of the site was probably the biggest initial concern and resulted in the project's greatest attribute. The major existing buildable area on the linear site exists to the east. The building was placed on this portion of the property to minimize expensive grading and lengthy retaining walls. This created a long, narrow parking condition, which led to an intriguing and contextually relevant design solution: the west end of the site is the beginning of an historical Timeline Promenade, complete with tree-shaded arbors, leading visitors to the entry of the library. The Timeline Promenade will become a learning tool for the community, featuring fables, stories and historical facts from Temecula's abundant past. The history revealed along the timeline augments the third and fourth grade school curricula. In a community that is experiencing tremendous growth and change, this design element will help to reinforce and educate residents about those who came to this area and made it their home hundreds of years ago. It will relate their stories, their hardships, their hopes and dreams. It will tell of our history, heritage and legacy, helping to define and preserve our community character even as we continue to explore and create our future.

Site Description

Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

<u>All Projects</u> (Except Multipurpose Buildings)		<u>Square Footage</u>
1. Proposed Library Building Footprint ¹	>	34,000 SF
2. Proposed Library Surface Parking Lot	>	45,897 SF
3. Proposed Library Parking Structure Footprint ¹	>	0 SF
4. Future Library Building Expansion Footprint ¹	>	41,000 SF
5. Future Library Parking Expansion	>	0 SF
6. Required Local Zoning Set-Backs	>	8,500 SF
7. Desired Aesthetic Set-Backs & Amenities	>	27,519 SF
8. Miscellaneous & Unusable Space	>	54,988 SF
9. Total Square Footage of Library Project Site	>	211,904 SF
10. Proposed Under-Building Parking	>	0 SF

¹ "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

Multipurpose Building Projects Only

	<u>A</u> Library² Dedicated <u>SQ FT</u>	<u>B</u> Library Portion of Common <u>SQ FT</u>	<u>C</u> Other³ Common <u>SQ FT</u>	<u>D</u> Other³ Dedicated <u>SQ FT</u>
1. Proposed Building	>			
2. Proposed Surface Parking Lot	>			
3. Proposed Parking Structure	>			
4. Future Building Expansion	>			
5. Future Parking Expansion	>			
6. Required Local Zoning Set-Backs	>			
7. Desired Aesthetic Set-Backs & Amenities	>			
8. Miscellaneous & Unusable Space	>			
9. Total Square Footage of Multipurpose Project Site	>			
10. Proposed Under-Building Parking	>			

² Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

³ "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

Zoning

Classification

1. What is the current zoning classification of the site? > Public/Institutional

2. Will the site have to be rezoned to build the project?

Yes ☐ No ☒

Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project?

Yes ☐ No ☒

4. If so, list the date the variance or waiver has been or will be granted:

> _____
(Date)

Permits & Fees

Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

	<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. >	<u>Grading Permit</u>	<u>\$ 0</u>	<u>06/01/04</u>
6. >	<u>Building Permit</u>	<u>\$ 0</u>	<u>06/01/04</u>
7. >	<u>Sewer Connection Fee</u>	<u>\$ 67,310</u>	<u>10/01/04</u>
8. >	<u>Water Meter Inspection Fee</u>	<u>\$ 15,000</u>	<u>10/01/04</u>

Drainage

9. Is the site in the 100-Year Flood Plain?

Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site?

Yes ☐ No ☒

11. Do any watercourses that require control drain off the site?

Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site?

Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

There is currently no storm sewer system in place on the north side of Pauba Road. The City of Temecula has approved plans for the ultimate widening of Pauba Road from Margarita Road west to Showalter Road, which includes the library site frontage. The project is fully funded and is in the City's five year Capital Improvement Program for fiscal year 2003/04. The Pauba Road Improvements will provide two lanes of travel in each direction and a center lane for left hand turn movements. Storm drains will also be installed as part of the Pauba Road improvement project. The Pauba Road improvement project will be completed prior to or concurrently with the library construction project. Therefore, an adequate storm sewer system will be in place to mitigate any storm impacts and prevent localized flooding of the site.

California Environmental Quality Act (CEQA)

CEQA Litigation

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

There are no unresolved legal actions pending against this project.

Energy Conservation

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

The design for the Temecula Public Library creates an intelligent, efficient facility that optimizes the benefits of its northern orientation and the linear nature of the site. The northern orientation allows the maximization of good northern daylight, with the largest face of the structure oriented to the north. A linear light "monitor" allows diffused natural light to filter into the interior spaces. The monitor serves as the main circulation and organizing element within the facility. The monitor permits the interior electric lighting to turn off automatically when there is enough natural light present, thereby significantly reducing energy costs.

The Project Team reviewed the mechanical and electrical systems with the local utility provider's energy conservation team. The project's overall lighting plan is 20% more efficient than Title 24 requirements. The utility provider's review of the mechanical systems has led to upgraded HVAC units that will also exceed Title 24 requirements. Overall, the local utility provider found the proposed systems within the library to be excellent in energy conservation, without increasing the upfront costs substantially or requiring a significantly long payback.

The materials used throughout the facility feature natural materials wherever possible, to reduce maintenance and replacement costs. Indigenous stone and natural metals add to the overall simplicity and efficiency of the facility. Wherever possible, recycled and recyclable products are being used.

Careful site planning will lead to the preservation of much of the natural slope and existing landscape. The wise use of drought tolerant and drought resistant plant palettes will help conserve a natural resource that is very limited in our southern, desert-like environment.

The Temecula Public Library has been well thought-out and designed with cost efficiency and conservation in mind. It is our goal that this facility will be an outstanding example of a well-managed public facility that leverages limited resources for the most effective delivery of services to our residents.

Historic Buildings

Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes ☐ No ☒

3. A National Historic Landmark?

Yes ☐ No ☒

4. A National Monument?

Yes ☐ No ☒

5. On County or Municipal Historic Designation list?

Yes ☐ No ☒

6. On the California Register of Historical Resources list?

Yes ☐ No ☒

7. A California Historical Landmark?

Yes ☐ No ☒

8. A State Point of Historical Interest?

Yes ☐ No ☒

Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes ☐ No ☒

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes ☐ No ☐

If not, please explain.

N/A

State Historic Preservation Office (SHPO)

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☒ No ☐

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

No comments were received through the State Clearinghouse Review process.

Local Historic Preservation Ordinance

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐ No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

N/A

Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

The following is a summary of the preliminary geotechnical investigation, conclusions and recommendations:

- 1.) The site investigation was completed on December 7, 1999, and indicates that the site is suitable from a geotechnical standpoint for the construction of the proposed library.
- 2.) The site soils encountered at the project site exhibited negligible to moderate collapse potential.
- 3.) Site grading, in general, should include removal and replacement as processed compacted fills for the upper three (3) to nine (9) feet of undocumented fills. Deeper removal may be required along some localized areas.
- 4.) The proposed fill/cut slopes with slopes 2:1 (H: V) are grossly stable under static as well as earthquake loading conditions.
- 5.) Groundwater was not encountered within our borings drilled to a maximum depth of 41.0 feet below existing ground surface.
- 6.) The nearest known active fault designated capable of generating significant ground motion at the site is approximately 1.7 miles southwest of this site.
- 7.) The project site is not susceptible to soil liquefaction during earthquakes.
- 8.) The potential of seismic hazards due to the secondary effects of earthquakes including seismically induced ground settlement and differential settlement, is considered to be very low to low.
- 9.) Conventional spread footings founded on undisturbed natural soils or compacted fill and may be used to support the building. Footings should be founded at least 18-inches below lowest adjacent final grade. The retaining wall along the northern side portion may be founded on pilings. Concrete slabs-on-grade for such building may be of the conventional type as opposed to grade-beam or post-tensioned types.

In summary, the geotechnical investigation did not present any conditions that would prevent the use or significantly increase the cost of developing the site as a public library facility.

Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

	<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. >	N/A	\$
2. >		\$
3. >		\$
4. >		\$
5. >		\$
6. >		\$
	Total Demolition:	> \$

Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
2. Fiber Optic Cable	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
3. Telephone	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
4. Gas	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
5. Cable TV	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
6. Storm Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
7. Sanitary Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
8. Water	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____

Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

<u>Site Development Costs</u>	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....	> \$ 145,887	\$ 0
2. Cut, Fill & Rough Grading.....	> \$ 315,755	\$ 0
3. Special Foundation Support (pilings, etc.).....	> \$ 59,410	\$ 0
4. Paving, curbs, gutters & sidewalks.....	> \$ 293,260	\$ 0
5. Retaining Walls.....	> \$ 84,009	\$ 0
6. Landscaping.....	> \$ 531,393	\$ 0
7. Signage.....	> \$ 2,491	\$ 0
8. Lighting.....	> \$ 123,894	\$ 0
9. Removal of underground tanks.....	> \$ 0	\$ 0
10. Removal of toxic materials.....	> \$ 0	\$ 0
11. Rock removal.....	> \$ 0	\$ 0
12. Traffic signals.....	> \$ 0	\$ 0
13. Other (Specify): <u>Screen walls, site furnishings</u>	> \$ 89,950	\$ 0
14. Other (Specify): <u>Trellis, seatwall, fountain</u>	> \$ 86,114	\$ 0
15. TOTAL SITE DEVELOPMENT COSTS:.....	> \$ 1,732,163	\$ _____

FINANCIAL INFORMATION

Normal Public Construction Costs in the Applicant's Area

For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)

Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

1) January 2002 current costs per square foot:

- A. For new facilities: \$202 /SF
 B. For square footage added to an existing building, i.e. "expansions": \$238 /SF

Multiply the appropriate County Locality adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):

2)A. County: > <u>Riverside</u>	County Locality B. Adjustment Factor: > <u>0.99</u> X	Appropriate C. New Cost/SF: > <u>\$ 202</u> /SF = D. > <u>\$ 200</u> /SF (Select: 1A or 1B)
[Example: <u>Solano</u>	<u>1.07</u> X	<u>\$ 202</u> /SF = <u>\$ 216</u> /SF]

3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ 200 /SF
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D)

4) A. Number of Months: > <u>37</u> X .002 = <u>(1/5%)</u>	Inflation B. Factor: > <u>.074</u> X	Locally Adjusted C. Construction \$/SF: > <u>\$ 200</u> /SF = (Re-enter 3A)	Additional \$/SF D. > <u>\$ 15</u> /SF
[Example <u>14</u> X .002 =	<u>.028</u> X	<u>\$ 216</u> /SF =	<u>\$ 6</u> /SF]

Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):

5) A. Additional Cost/SF: > <u>\$ 15</u> /SF + (Re-enter 4D)	Locally Adjusted B. Construction \$/SF: > <u>\$ 200</u> /SF = (Re-enter 4C)	Eligible Projected C. Construction \$/SF: > <u>\$ 215</u> /SF
[Example <u>\$ 6</u> /SF +	<u>\$ 216</u> /SF =	<u>\$ 222</u> /SF]

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

- 6) The Eligible Projected Construction \$/SF: > \$ 215 /SF
Multiplied By (Re-enter 5C)
 7) The Square Footage of New Construction: > 34,000 SF
Equals
 8) The Eligible Projected Construction Cost: > \$ 7,310,000

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8) > \$ 731,000

Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c) (3)]. List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizens centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

	Project	Date Bid	Construction Cost/SF	Example:
A. >	_____	_____	\$ _____ /SF	\$ 230 /SF
B. >	_____	_____	\$ _____ /SF	\$ 210 /SF
C. >	_____	_____	\$ _____ /SF	\$ 220 /SF
D. >	_____	_____	\$ _____ /SF	_____ /SF
E. TOTAL		>	\$ _____ /SF	\$ 660 /SF

10) Locally Determined Comparable Cost per Square Foot (\$/SF):

> \$ _____ /SF Divided by > _____ = > \$ _____ 0 /SF
 Re-enter Line E # of Projects Locally Determined Comparable Cost per Square Foot

[Example \$ 660 /SF Divided By 3 = \$ 220 /SF]

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of Months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

Number	Inflation	Locally Determined	
11) A. of Months: > _____ X .002 = _____ (1/5%)	B. Factor: > _____ X _____	C. Comparable \$/SF: > _____ 0 /SF (Re-enter 10)	= D. > \$ _____ /SF
[Example 14 X .002 = .028 X		\$ 220 /SF =	\$ 6 /SF]

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

Additional	Locally Determined	Eligible Projected
12) A. Cost/SF: > \$ _____ /SF (Re-enter 11D)	B. Construction \$/SF: > _____ 0 /SF (Re-enter 11C)	C. Construction \$/SF: > \$ _____ /SF
[Example \$ 6 /SF +	\$ 220 /SF =	\$ 226 /SF]

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

13) The Eligible Projected Construction \$/SF:	> \$ _____ /SF
Multiplied By	(Re-enter 12C)
14) The Square Footage of New Construction:	> _____ SF
Equals	
15) The Eligible Projected Construction Cost:	> \$ _____

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15) > \$ _____

Library Project Budget (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

		<u>Eligible</u>	<u>Ineligible</u>
1)	New Construction..... >	\$ 6,795,855	\$ 0
2)	Remodeling Construction..... >	\$ 0	\$ 0
3)	Contingency..... >	\$ 731,000	\$ 0
4)	Appraised Value of Building..... >	\$ 0	\$ 0
5)	Appraised Value of Land..... >	\$ 575,000	\$ 0
6)	Site Development..... >	\$ 1,732,163	\$ 0
7)	Site Demolition..... >	\$ 0	\$ 0
8)	Site Permits & Fees..... >	\$ 166,444	\$ 0
9)	Site Option to Purchase Agreement..... >	\$ 0	\$ 0
10)	Furnishings & Equipment Costs..... >	\$ 1,488,000	\$ 0
11)	Signage..... >	\$ 93,100	\$ 0
12)	Architectural & Engineering Costs..... >	\$ 626,178	\$ 65,500
13)	Construction Cost Estimator Fees..... >	\$ 175,000	\$ 0
14)	Interior Designer Fees..... >	\$ 13,300	\$ 0
15)	Geotechnical/Geohazard Reports..... >	\$ 11,300	\$ 0
16)	Hazardous Materials Consultant Fees..... >	\$ 0	\$ 0
17)	Energy Audit, Structural Engineering, Feasibility & ADA Studies..... >	\$ 0	\$ 0
18)	Library Consultant Fee..... >	\$ 22,000	\$ 47,816
19)	Construction Project Management..... >	\$ 460,000	\$ 0
20)	Other Professional Fees..... >	\$ 166,020	\$ 38,200
21)	Local Project Administration Costs..... >	\$ 102,200	\$ 408,800
22)	Works of Art..... >	\$ 0	\$ 25,000
23)	Relocation Costs & Moving Costs..... >	\$ 0	\$ 0
24)	Acquisition of Library Materials..... >	\$ 0	\$ 1,250,000
25)	Other (Specify): _____ >	\$	\$
26)	Other (Specify): _____ >	\$	\$
27)	Other (Specify): _____ >	\$	\$
28)	TOTAL PROJECT COSTS: >	\$ 13,157,560	\$ 1,835,316

Sources of Project Revenue (All projects except Multipurpose Projects)

29)	State Matching Funds (65% of Line 28 ¹ Eligible Costs).....	>	\$	8,552,414
30)	Local Matching Funds (Line 28 Eligible Costs minus Line 29).....	>	\$	4,605,146

*[Must also equal the total of Lines 31 - 35]***Sources of Local Matching Funds:**

31)	City.....	>	\$	4,506,146
32)	County.....	>	\$	
33)	Special District.....	>	\$	
34)	Private.....	>	\$	250,000
35)	Other (Specify):	>	\$	
36)	Local Credits [Land ² and A&E Fees].....	>	\$	640,500
37)	Adjusted Local Match [Line 30 minus Line 36].....	>	\$	3,964,646
38)	Supplemental Local Funds [Same as Line 28 ineligible].....	>	\$	1,835,316
39)	TOTAL PROJECT INCOME: [Add Lines 29, 30, and 38].....	>	\$	14,992,876

¹ Up to a maximum of \$20,000,000² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget***(New Public Libraries, including Conversion Projects except Multipurpose Projects)*

EXPENDITURES		INITIAL START-UP EXPENSES		ANNUAL EXPENSES
1. Salaries/Benefits	>	\$	0	\$ 1,050,000
2. Facilities Costs	>	\$	0	\$ 120,000
Insurance				
Maintenance [Including Custodial, Trash, Landscaping, etc.]				
Security				
Utilities				
Other (Specify):				
3. Equipment & Supplies Costs	>	\$	177,250	\$ 80,000
Equipment				
Supplies				
4. Materials	>	\$	1,000,000	\$ 40,000
Books, AV, Magazines, & Newspapers				
Electronic Services & Subscriptions				
Other Formats				
5. Other Allocations (As applicable to the proposed project)	>	\$	0	\$ 190,622
Administrative/Business Office				
Branch Operations				
Circulation Services				
Facilities & Capital Coordination				
Program Planning				
Technical Services				
Other (Specify):				
6. Miscellaneous (Other)	>	\$		\$
7. TOTAL EXPENDITURES:	>	\$	1,177,250	\$ 1,480,622

Multipurpose Project Budget (With Library Project Budget) *(Multipurpose Projects Only)*

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.

Line Items:	A Library ¹ Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other ² Total Ineligible
1. New Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2. Remodeling Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3. Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4. Appraised Value of Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Appraised Value of Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6. Site Development	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7. Site Demolition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8. Site Permits & Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
9. Site Option Agreement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10. Furnishings & Equipment Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
11. Signage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
12. Architectural & Engineering Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
13. Construction Cost Estimator Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
14. Interior Designer Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. Geotechnical/Geohazard Reports	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
16. Hazardous Materials Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Library Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
19. Construction/Project Management	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
20. Other Professional Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
21. Local Project Administration Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
22. Works of Art	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. Relocation Costs & Moving Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
24. Acquisition of Library Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
25. Other (Specify): _____	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
26. Total Project Costs:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

¹ Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

² "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

Sources of Multipurpose Project Revenue (Multipurpose Projects Only)

27.	State Matching Funds (65% of Line 26 total eligible costs ¹).....	>	\$
28.	Local Matching Funds.....	>	\$

[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 -33.]

Sources of Local Matching Funds:

29.	City.....	>	\$
30.	County.....	>	\$
31.	Special District.....	>	\$
32.	Private.....	>	\$
33.	Other (Specify):	>	\$
34.	Local Credits [Land ² and A&E Fees].....	>	\$
35.	Adjusted Local Match (Line 28 minus Line 34).....	>	\$
36.	Supplemental Local Funds (Same as Line 26 Library (D) and Other (E) Total Ineligible).....	>	\$
37.	TOTAL PROJECT INCOME: (Add Lines 27, 28 and 36).....	>	\$

¹ Up to a maximum of \$20,000,000

² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)

<u>EXPENDITURES</u>		<u>INITIAL START-UP EXPENSES</u>	<u>ANNUAL EXPENSES</u>
1. Salaries/Benefits	>	\$	\$
2. Facilities Costs	>	\$	\$
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify):			
3. Equipment & Supplies Costs	>	\$	\$
Equipment			
Supplies			
4. Materials	>	\$	\$
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$	\$
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify):			
6. Miscellaneous (Other)	>	\$	\$
7. TOTAL EXPENDITURES:	>	\$	\$

Financial Capacity (New Construction and Conversion Projects Only)

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

Riverside County is one of the fastest-growing areas of the State and, as a consequence, local government's property-related income is also growing. Since 1965, the Riverside County Library System has been funded primarily by a separate property tax rate established by the County Board of Supervisors. In addition to the property tax increment, the County Library has multiple other funding sources including: contractual redevelopment pass-through funds; contractual revenue from partnerships with other jurisdictions, fines and fees, State Public Library Foundation Funds, State reimbursement revenue, grant funds and donations. Current projections are for property tax and redevelopment pass-through revenues to increase approximately 10 percent per year.

In addition to these operating revenue sources, the Library is a part of the Riverside County Mitigation Fee Program. Through this program, the County Library receives development mitigation funds for capital facility construction and for library materials. Fees from this program will support the new Temecula Public Library with a \$1,000,000 contribution in opening-day collection materials.

The City of Temecula currently contributes to the County Library in order to provide extended hours of service and staffing at the County branch facility. When the new Temecula Public Library opens, the City will spend approximately one million dollars annually to supplement the County Library's funding level for both libraries to ensure the enhanced programs, hours and staffing needed in our growing community. This budget will be reviewed annually to assure that funding keeps pace with the expanding needs of a progressive community in a technologically changing environment.

The City and the County have a true and established partnership in planning and operating a public library system. This partnership is embodied in their shared financial commitment. The strength and commitment documented by our three growing jurisdictions assures an ongoing reliable and stable financial commitment for the new Temecula Public Library.

PROJECT TIMETABLE

Provide the timetable for the proposed project.

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

<u>ACTIVITY</u>	<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	> N/A
2. Site Acquired (Obtain Possession by Purchase, Donation or Lease)	> 04/21/93
3. Schematic Plans Completion	> 05/01/02
4. Design Development Plans Completion	> 08/01/02
5. Working Drawings (90%) Completion	> 02/01/03
6. Construction Documents Completion	> 02/01/04
7. Project Advertised for Bids	> 03/01/04
8. Start of Construction	> 06/01/04
9. Estimated Mid-Point of Construction	> 02/01/05
10. Completion of Construction	> 12/01/05
11. Opening of Library Building to the Public	> 02/01/06
12. Final Fiscal & Program Compliance Review Completed	> 06/01/06

APPLICATION CERTIFICATION

SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> _____
Signature

> _____
Date

> Jeffrey E. Stone
Name (type)

> Mayor
Title (type)

LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> _____
Signature

> _____
Date

> Gary Christmas
Name (type)

> County Librarian
Title (type)

- ***SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440***

- ***MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:***

***Bond Act Fiscal Officer
Office of Library Construction
1029 J Street, Suite 400
Sacramento, CA 95814-2825***